

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, AUGUST 11, 2020**

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:08 PM.

ROLL CALL:

Present were members Vice-Chairwoman Jennifer Swallow (via Zoom), Member Steve Ali, Council Liaison Bruce Abens (on his way to the meeting when roll was called), and Chairman James Smolik (via Zoom).

Member Jason Jacobs was excused.

Also present were Assistant Law Director Toni Morgan (via Zoom), City Engineer Dan Rodriguez (via Zoom), Assistant Clerk of Council Tara Peet (via Zoom), and Deputy Clerk of Council Lisa Ciofani.

Chairman Smolik announced that, though this was a virtual meeting, in accordance with the State of Ohio, public notice was issued to all abutting residences and was also posted on the City of North Ridgeville website. He stated that the meeting was live streaming to the City of North Ridgeville YouTube channel, which was being monitored for input from the public by the Assistant Clerk of Council Peet. He indicated that members of the Commission will be advised of any comments posted to the YouTube channel.

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, July 14, 2020. He asked if there were any corrections. Hearing no corrections, the minutes were received and filed.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

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APPLICANT: Ryan Schulthesis, Root Development & Construction
36097 Westminister Ave., North Ridgeville, OH 44039
OWNER: Root Development & Construction
36097 Westminister Ave., North Ridgeville, OH 44039
REQUEST: Final plat approval for Harvest Pointe Subdivision Phase 2
LOCATION: East side of Root Rd. & South side of Lorain Rd.

Application was read.

Administrative comments were read.

Chairman Smolik stated that the applicant was present. He asked that he state his name and address for the record and describe the project to the Commission.

Ryan Schulthesis, Controller for Root Development & Construction, 36097 Westminister Ave., North Ridgeville, Ohio, 44039, stated they are applying for final plat approval for phase 2 of the Harvest Pointe Development on Root Rd just south of Lorain Rd. Mr. Schulthesis stated they received preliminary approval in February of 2019 for both phase 1 and phase 2. Phase 1 has already been approved so now they are asking for approval for phase 2. Phase 2 includes two additional cluster lots which would be sublots 13 and 14 and then additional single family lots to bring the total in phase 2 to 17. Phase 1 and phase 2 would have a combined total of 29.

Chairman Smolik asked Mr. Schulthesis to repeat which are the cluster lots because the audio cut out when he was talking.

Mr. Schulthesis advised he misstated at first. Sublots 13 and 14 are the cluster lots. According to the density calculation they are allowed 20, so they still remain under the allowable amount. All of phase 1 is also cluster lots so the total number is 14 between phase 1 and phase 2.

Chairman Smolik asked for any questions or comments from the commission. No discussion was offered.

Chairman Smolik asked for any questions or comments from the administration.

Assistant Law Director Morgan stated there were some good questions asked earlier regarding square footage and basements that the YouTube audience might be interested in.

Chairman Smolik asked if everyone could recreate those questions.

Member Ali asked as far as the lots that were there, roughly what square footage are they going to start off at and what will they go up to.

Mr. Schulthesis advised for phase 2 in particular the starting point would be about 2,000 square feet and they do have a ranch plan that is about 1,800 square feet that they would probably offer as well. He envisions most of them being around 2,000 square feet and probably up to around

2,800 or 2,900 square feet. Mr. Schulthesis stated they do envision basements on all of the homes unless the buyer did not want a basement. Buyers do have the option to add a three-car garage on those lots on phase 2.

Member Ali asked what would the price range be.

Mr. Schulthesis stated they haven't quite gotten to that point yet but they would likely start in the high \$300,000's. Phase 1, which is the cluster lots, are starting in mid to low \$300,000's. Phase 2 would be bigger, probably more desirable lots, and he envisions being in high \$300,000's or starting close to \$400,000 potentially in phase 2.

Chairman Smolik stated Block B is mostly wetlands and he assumes that will not be developed in the future.

Mr. Schulthesis confirmed. He advised that is their designated green space as of right now.

Chairman Smolik asked for any questions or comments from administration. No discussion was offered.

Hearing none, Chairman Smolik opened up to discussion for public comment via YouTube.

Deputy Clerk of Council Ciofani advised there are no comments or questions at this time.

Chairman asked for any additional comments or questions from commission.

Chairman Smolik opened for a motion.

It was moved by Vice-Chairwoman Swallow and seconded by Ali to approve the request as submitted.

A voice vote was taken and the motion carried.

Yes – 4 No – 0

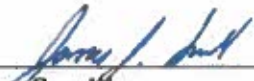
Chairman Smolik commented to the applicant the paperwork would be sent to him later this week once signatures are done remotely.

ADJOURNMENT:

The meeting was adjourned at 7:18 PM.

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James Smolik
Chairman



Lisa M. Ciofani
Deputy Clerk of Council

Tuesday, November 10, 2020
Date Approved